

## ITEM #14 DD 30240-01-01



**MINIMUM BID: \$436,800**

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY FEB. 14, 2007

### **DESCRIPTION:**

LOCATION:	1025 Sweetwater Road, Spring Valley, 91977
SIZE:	13,917 SF
SHAPE:	Triangular
TOPOGRAPHY:	Level
ZONING:	Commercial (C-36)
UTILITIES:	All Available
ACCESS:	Sweetwater Road
IMPROVEMENTS:	N/A
FINANCING:	None

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

### **LIMITATIONS AND INSPECTION**

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

Exhibit "A"

That portion of Lot 7 of E.G.S. CENTER, in the County of San Diego, State of California, according to Map thereof No. 8152, filed in the office of the County Recorder of said County, August 12, 1975 described as follows:

BEGINNING at the Northwestern corner of said Lot 7; thence (1) along the Westerly line thereof S.16°15'37"E. (N.17°36'06"W. per said Map 8152), 218.20 feet; thence (2) leaving said line S.89°10'00"E., 36.01 feet to the beginning of a non-tangent 3,059.05 foot radius curve concave Easterly, a radial to said point bears S.89°05'11"W.; thence (3) Northerly along the arc of said curve 206.42 feet, through a central angle of 03°51'58" to a point on the Northerly line of said Lot 7, said point also being the Southeasterly corner of that portion of Lot 6 of said Map No. 8152 conveyed and granted to Jesus Quiroz-Alamilla in Exhibit "B" of Final Order of Condemnation, No. 707618 recorded October 30, 1998 as DOC# 1998-0709277 in said County Recorders office; thence (4) along said line N.87°55'35"W. (N.89°12'48"W.), 100.81 feet to the POINT OF BEGINNING.

Containing 13,917 square feet, more or less.

Subject to special assessments if any, restrictions, reservations, and easements of record.

There shall be no abutter's rights, including rights of access appurtenant to the above described real property in and to the adjacent State highway.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6 (HPGN Epoch 1991.35). Multiply all distances used in the above descriptions by 1.000025 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature Allen F. Dibelka

Date 3/18/2005

AU F.W.

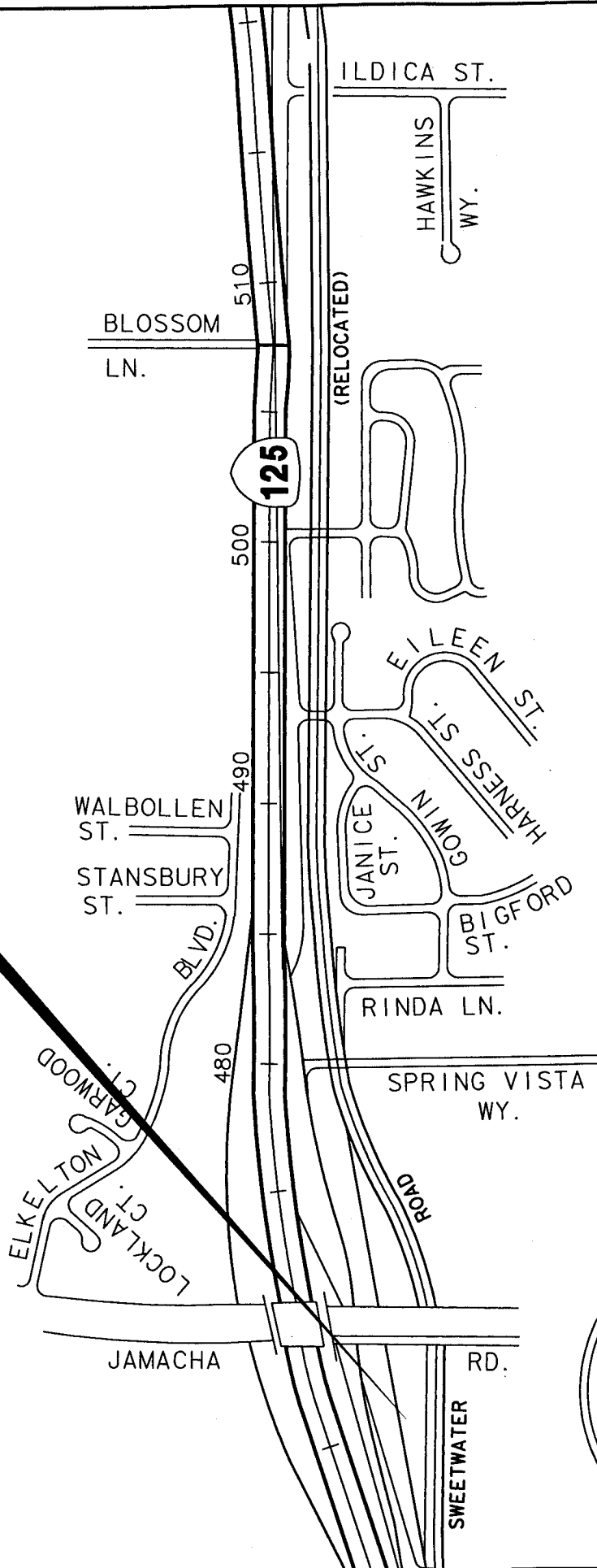
CK H.T.



EXHIBIT "B"

# COUNTY OF SAN DIEGO

DD30240-01-01



This map has been prepared by me,  
or under my direction, in conformance  
with the Professional Land Surveyors' Act.

Signature

*Allen F. Dibella*

Date

12/15/2006

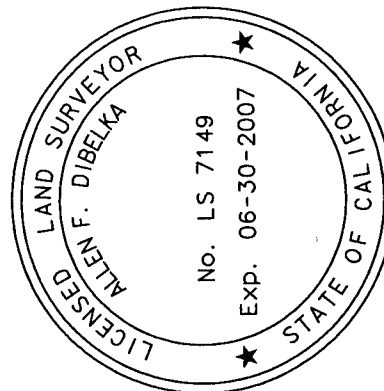
STATE OF CALIFORNIA  
BUSINESS & TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 11

EXCESS PARCEL MAP  
DD30240-01-01

RIGHT OF WAY  
MAP NO. Por. 53530K

COUNTY	ROUTE	POST MILES	SCALE
SD	125	12.1	NONE

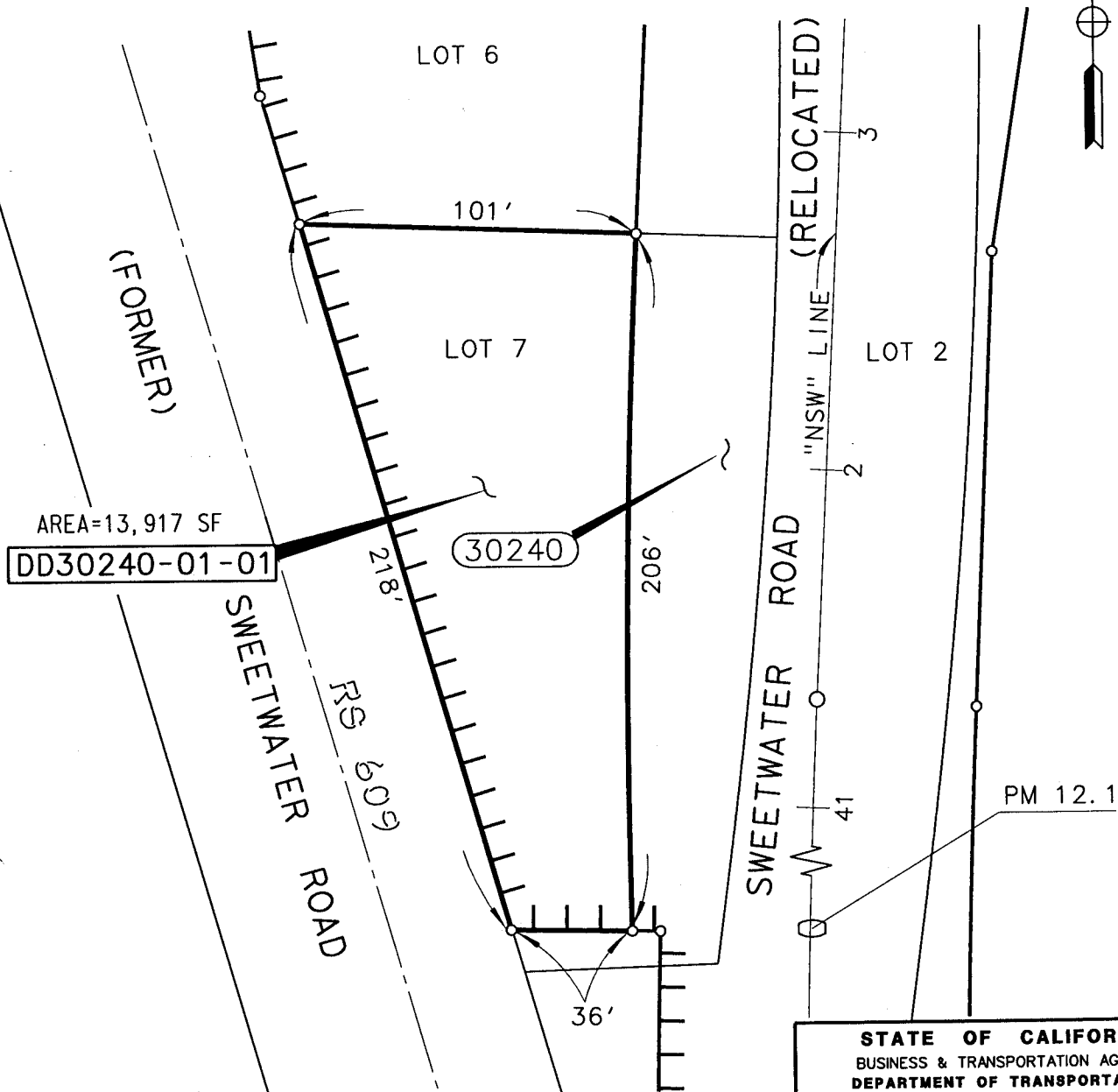
SHEET 1 OF 2



# COUNTY OF SAN DIEGO

E.G.S. CENTER

MAP 8152



STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD30240-01-01			
RIGHT OF WAY MAP NO.		Por. 53523	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	12.1	1"=50'
			SHEET 2 OF 2